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BAT SURVEY

AT
DOWER HOUSE
PARK ROAD
GISBURN

DATE AND TIME OF VISIT
14th Jan 2016 10.30 pm

WEATHER CONDITIONS

Overcast slight N.W breeze. 1 C

REFERENCE NO. 4966

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE

EMERGENCE SURVEYS ARE CARRIED OUT WITH A SECOND SURVEYOR WITH SEVEN YEARS EXPERIENCE OF ASSISTING ON EMERGENCE SURVEYS

THE BRIEF

In conjunction with the submission of an application for planning approval, this survey was commissioned to identify if bats are currently present in the building ,to assess if it has been used in the past or if there is any potential for future use of the building.

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010, the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006

BAT LEGISLATION - Summary of offences under the law:

Bats and the Law Wildlife and Countryside Act 1981,

Principally those relating to powers and penalties, have been amended by the Countryside and Rights of Way Act 2000 (CRoW Act). The CRoW Act only applies to England and Wales.

Section 9(1) It is an offence for any person to intentionally kill, injure or take any wild bat.

Section 9(4)(a) It is an offence to intentionally or recklessly* damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. (*Added by the CRoW Act in England and Wales only) This is taken to mean all bat roosts whether bats are present or not.

Section 9(4)(b) It is an offence to intentionally or recklessly* disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection. (*Added by the CRoW Act in England and Wales only)

The Conservation (Natural Habitats, &c.) Regulations 1994

Section 39(1)
It is an offence to
(a) deliberately to capture or kill any bat
(b) deliberately to disturb any bat
(c) damage or destroy a breeding site or resting place of any bat. The difference between this legislation and the Wildlife and Countryside Act 1981 is the use of the word 'deliberately' rather than 'intentionally'. Also disturbance of bats can be anywhere, not just at a roost. Damage or destruction of a bat roost does not require the offence to be intentional or deliberate.

Countryside and Rights of Way (CRoW) Act (2000) Part III Nature conservation and wildlife protection 74 Conservation of biological diversity

(1) It is the duty of (a) any Minister of the Crown (within the meaning of the Ministers of the [1975 c. 26.] Crown Act 1975), (b) any Government department, and (c) the National Assembly for Wales, in carrying out his or its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention.

The Natural Environment and Rural Communities Act (2006) PART 3, (40): Duty to conserve biodiversity

(1) Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

(3) Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

LIMITATIONS OF REPORT

NOTE: *The absence of bats is near impossible to prove. The bats' high mobility means it is* virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.

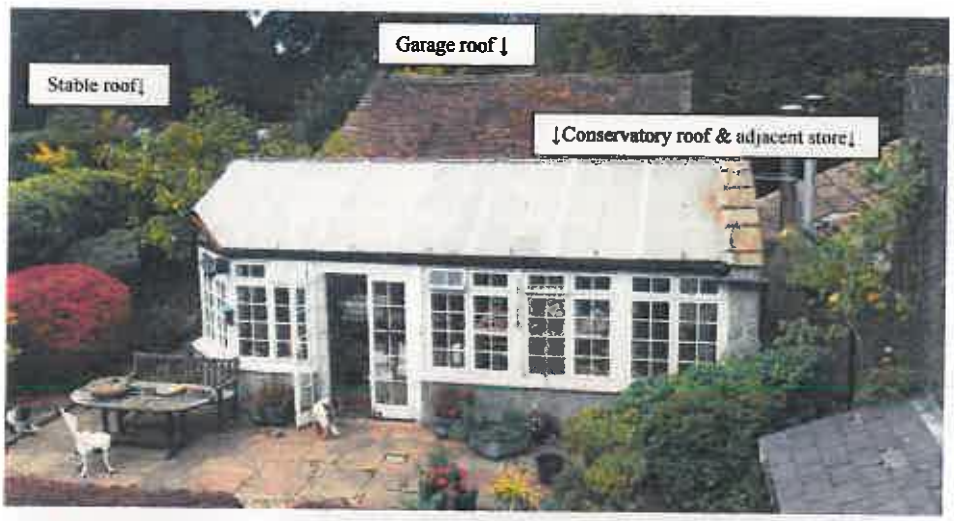
- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

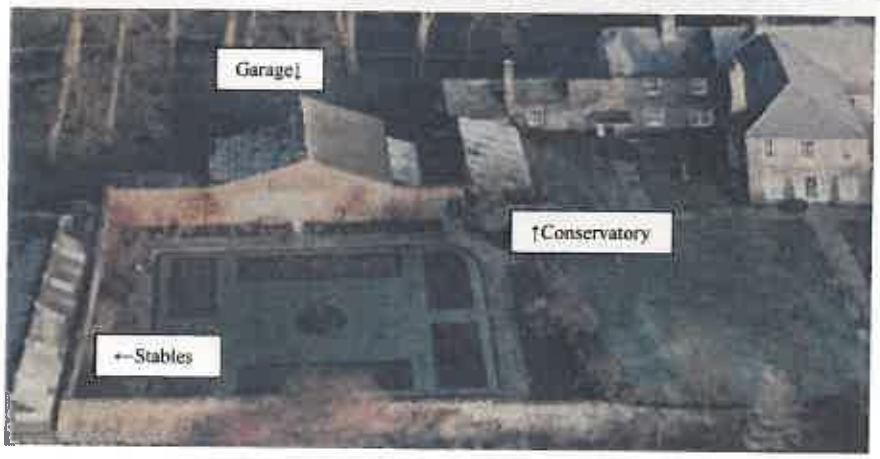
EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

The proposals involve the refurbishment of the existing conservatory by constructing a new glazed roof and connecting it into the adjacent store with a glazed link.





The stables are to remain as existing but refurbish where necessary and replace the existing asbestos roof with corrugated steel sheet.

The garage is to be converted to form annex accommodation.

Impact of development in relation to potential bat habitat:-
The proposed work to these outbuildings involves slight alterations to or refurbishment of the roofs, which could potentially disturb in the short term, any roosting or hibernating bats.

TYPE OF BUILDING

A substantial detached period house with an attached conservatory (a later addition and not original to the house). In the grounds to the N.W of the house is detached stable block and garage. The house has recently been vacated.

Front (west) elevation of main house

Garage/ store

Conservatory front elevations

Conservatory rear elevation

Stables

METHODOLOGY The survey methodology follows the guidelines published in the Bat Conservation Trust (BCT- Bat surveys, good practice guidelines 2nd Edition)
Scoping survey (Non invasive) carried out by one surveyor to assess if the site has any potential value for protected species and determine if bats are currently or have historically used the building.

CONSTRAINTS
Scoping inspection was undertaken as the survey was carried out during the winter month hibernation period.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species
The survey will ; Identify past ,current or potential use of the site by protected species.
Assess any impact of the proposed development on these species
Outline a mitigation scheme for any species affected by the development (if required)

LOCATION SD:828 489

The dwelling and associated outbuildings are located on the outskirts of the settlement area of Gisburn. The site is situated between Park Road (and Gisburn auction mart) to the east and Mill lane to the west. The north boundary is adjacent to Gisburne Park grounds .The A59 is approx 65m to the south. The house is located in the conservation area but not in or within 2 KM of any designated Nature reserves.

FORAGING POTENTIAL IN THE LOCATION

The house has a large mature garden to the north and west of the house which is boarded with mature broad leaf trees. The front elevation (west) is adjacent to Park road, the opposite side of the road is also lined with mature trees . The garden contains extensive lines of hedgerow and domestic shrubbery. The north border of the garden abuts the grounds of Gisburne Park and the rear border is adjacent to Mill lane and the Auction mart beyond. The location provides a high level of potential foraging habitat together with a good level of potential roosting habitat.

WALL CONSTRUCTION

The conservatory walls half glazed to the front and side elevations with a rough cast render brick base wall. Side and rear walls are brick rough cast render.

The garage walls are rough cast render over brick.

The stables are a combination of brick and timber boarding fixed over a timber frame. The rear wall is the stone garden wall.

The stables rear wall.

The garage walls are rough cast render.

The stables are timber boarding.

The conservatory

BAT ACCESS POINTS IN WALLS

The conservatory base and rear walls are in reasonable condition with no gaps or crevices suitable for bats. Some of the windows are slightly open which could provide potential access to the interior.

The garage Walls are in reasonable condition, the render does not have any significant gaps or crevices suitable for bats. There is an opening at high level which provides access to the void over the store section of the garage.

The stables Are in need of refurbishment, there are some sections of rotten wood mainly at low level. See below. The stables have numerous access possibilities.

ROOF CONSTRUCTION

Conservatory roof - Clear upvc sheet with verge stones

Stable roof- corrugated asbestos sheet with clear plastic roof lights

Garage roof has a grey slate finish.

BAT ACCESS POINTS IN ROOF

The conservatory roof covering had no access points. It was possible to examine the eaves ,crevices and any gaps closely. No signs were found indicating bat use.

The garage roof on the south east pitch was in a state of collapse allowing access to the roof void. The slates have significant gaps but approx 1/3 of the roof has a dense covering of moss,. The N.E pitch is in better condition with approx ½ moss covering, there is some gapping between the exposed slates and there is gapping at the ridge tiles.
The stable roof has a corrugated Asbestos sheet covering with some clear plastic roof lights, there is extensive moss coverage. The roof is in poor condition and has gaps in the sheets and circular openings at the ridge (probably for vent cowls) allowing potential access for bats and water ingress.

ROOF SPACE

The conservatory does not have a roof void. The roof clear sheets are supported on timber trusses and purlins. The structure is not original to the house and the timbers appear quite recent and in good condition with no cracks or crevices suitable for bats.

The Garage roof void was unsafe and not accessible due to the dilapidated state of the roof timbers. The space will be damp and draughty and would not provide a good habitat for hibernation.

The Stables Do not have an enclosed roof void some of the stables have timber boarding to the underside of the asbestos sheets the timbers are in poor condition the space is generally very draughty and damp. And does not provide good hibernation or roost potential.

		Yes	No
BAT SIGNS, EXTERNAL	SEEN		X
	DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT			X

An emergence survey was not carried out due to winter month bat inactivity.
The exterior of all the affected outbuildings were the main focus of this scoping survey. It was examined for signs of droppings, urine stains and grease or scratch marks. Inspection of the roof and walls of the garage was with the aid of binoculars. The single storey stables and conservatory roofs and walls could be closely examined .No signs of bats usage were evident although recent torrential rainfall could potentially removed some evidence.

		Yes	No
BAT SIGNS, INTERNAL	SIGHTED		X
	DROPPINGS		X
	DETECTOR RESULTS		X
	STAINING/GREASE MARKS		X
	SUSPECT SUMMER ROOST		X
	SUSPECT WINTER HIBERNACULA		X
	INSECT OR MOTH FEEDING EVIDENCE		X

All the buildings were examined internally for any of the above evidence.
The conservatory had no evidence internally the room is dry, very light and cold, it does not provide a suitable habitat for roosting or hibernating bats.

The Ground floor rooms only of the garage were inspected and did not reveal any evidence. The roof void would be damp and draughty and does not provide a suitable hibernation space, although it could be accessed in the summer months for foraging.

The stables did not reveal any dropping or feeding evidence. The stables are generally draughty, damp and cold and do not provide high value roost or hibernation potential .

CONCLUSION

The house is located adjacent to good foraging habitat with good connectivity to optimal habitat in the greater area. The numerous buildings and outbuildings in the immediate locality provide an optimal level of potential roosts for bats.
There are no records of significant bat roosts near to the site.
Based on the findings of the survey it does not appear that the: Re roofing of the outbuildings is likely to affect a significant roost or any bats currently hibernating. There is no loss of potential roosting habitat and any flight lines will not be affected.

No further survey effort is required currently. However if the work is to be undertaken after early May it is recommended that emergence surveys be carried out to ensure that the buildings are not being used as a summer / maternity roost, prior to commencement .

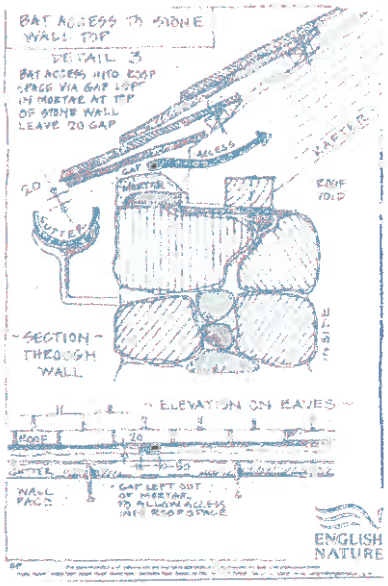
Any work carried out prior to the beginning of May should follow the precautions listed below.

MITIGATION

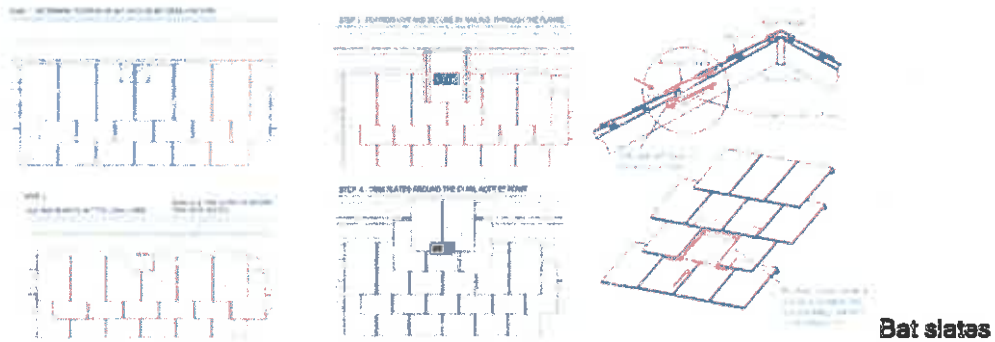
The impact of the work will not result in any loss of existing roosting / breeding or maternity sites.
Although the buildings do not appear to be suitable for Hibernation by bats and no evidence was found, it is difficult to completely dismiss the possibility of bats being present in any part of the building at this time of year. Any work during the winter months should be carried out assuming that, and work particularly to the roof should proceed with appropriate caution.
However in order to ensure that no bats are harmed or disturbed during the work the following measures should be undertaken.

- All Contractors to have a pre -commencement induction on bat presence and their legal responsibilities (to European protected species) during the contract, by a Licensed ecologist.
- Once the work commences the slates / sheets should be removed carefully by hand , if any Bats are exposed work should stop immediately and Natural England the Licensed Bat worker contacted to remove the bats from the site and care for them until it is safe to return the bats to the roof space.
- Note it is a legal requirement to stop work immediately in an area if bats are found during the work and further advice should be sought from The Bat Conservation Trust or Natural England to locate a Licensed bat worker.
- If bats are exposed or vulnerable to harm during the building works, use gloves or a small container to carefully place the bat in a quiet dark place until a bat worker can be contacted.
- New timbers used in the build should be only be treated with CCA (copper, chrome, arsenic) which has been found not harmful to bats.

The conversion of the garage provides an opportunity to enhance the potential roosting habitat and the following should be incorporated.



Eaves access



Bat slates

3No in the South pitch of roof

All contractors should be made aware of their responsibilities to protected species and work should proceed with due diligence and in the unlikely event that any bats are discovered work must be stopped immediately and a licensed bat worker must be contacted for advice on how to proceed

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

The precautions below should be incorporated in the unlikely event that any bats are found to be present in the intervening time between surveys and work commencing on site.
When bats are found to be present in a building:

- A NATURAL ENGLAND licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.

- Small areas of wall could be left un -pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
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Wigan WN3 4AL